CITY OF ANTIGO

COMMON COUNCIL

OCTOBER 24, 2018

Common Council of the City of Antigo met in Regular Session on the above date at 6:01 PM in the Council Chambers, City Hall, Mayor Bill Brandt presiding.

ROLL CALL

Attendee Name	Title	Status	Arrived
Barb Rebstock	Ward 1	Present	
Sandra Fischer	Ward 2	Present	
Tim Kassis	Ward 3	Present	
Tom Bauknecht	Ward 4	Present	
Carol Feller Gottard	Ward 5	Absent	
Rick LeBrun	Ward 6	Present	
Glenn Bugni	Ward 7	Excused	
Reinhardt Balcerzak	Ward 8	Present	
Scott Henricks	Ward 9	Present	
Bill Brandt	Mayor	Present	

Department Managers in attendance were: Mark Desotell, Director of Administrative Services and Kaye Matucheski, Clerk-Treasurer/Finance Director.

Others in attendance were: Michael Winter, City Attorney; Jeanne Jensen, Deputy Clerk-Treasurer; Lisa Haefs, Antigo Daily Journal; Gloria Oberneder; Alexander Mak; and Randy Reese.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENT MEDITATION

CITIZEN COMMENT

1. Subjects on the Current Agenda

2. Subjects Not on the Current Agenda

   None.

NEW BUSINESS

RESOLUTIONS

Resolution No. 109-18: Approving Offer to Purchase from Over Dere Ventures LLC of former Edison Club at 623 Edison Street (Contingent upon Approval of Committee of a Whole Meeting 10-24-18)

WHEREAS, the former Edison Club property at 623 Edison Street is currently unoccupied and the City is paying the utilities and upkeep on the building; and,

WHEREAS, the Director of Administrative Services has had inquiries and been showing the building to interested parties in the last few years and has now had an offer to purchase the property; and,

WHEREAS, Over Dere Ventures, LLC. dba Over Dere Bar N Rec has expressed interest in purchasing the former Edison Club at 623 Edison Street for a price of $100,000 without contents with the sale price arrived at by deducting the entrepreneur grant of $25,000 and the projected auction revenue of the contents of $25,000 from the $150,000 asking price; and,

WHEREAS, it is in the City's best interest to sell the property so the City would have no further expenses for the property and a new business would be opened in the downtown.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL, City of Antigo to approve the sale of the former Edison Club at 623 Edison Street for a $100,000 purchase price subject to a commercial inspection at the buyer's expense with the following parameters:

- $70,000 earnest money with the Offer to Purchase
- $15,000 due no later than July 1, 2019
- $15,000 due no later than January 1, 2020.

BE IT FURTHER RESOLVED, the sale of the property includes the following items that will remain as part of the sale in an as-is/where-is condition:

- All mechanical systems
- Commercial dishwasher and disposal sink
- Range hood and Ansul fire suppression system
- Walk-in cooler and freezer
- Bar with all built-in coolers including wine refrigerator, portable refrigerator, and speed wells excluding glassware
- All current wall-mounted stainless steel shelving
- Ice Machine

BE IT FURTHER RESOLVED, the sale is contingent on the transaction closing within 30 days of the acceptance of the Offer to Purchase and the Council approving the appropriate licenses for alcohol, dance hall, and amusement devices.

BE IT FURTHER RESOLVED, limited access to the property prior to the closing will be allowed to conduct minor restorations (non-structural) and planning measurements subject to approval of the Director of Administrative Services subject to:

- Acceptable liability and worker's compensation insurance in amounts as identified by the Clerk-Treasurer/Finance Director
- Requires mitigation of any pending matters identified as a concern by the purchaser resulting from the commercial inspection
- Purchaser will provide the seller four working days to remove all loose contents and equipment prior to any minor restorations

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Tom Bauknecht, Ward 4
SECONDER:	Sandra Fischer, Ward 2
AYES:	Rebstock, Fischer, Kassis, Bauknecht, LeBrun, Balcerzak, Henricks
ABSENT:	Carol Feller Gottard
EXCUSED:	Glenn Bugni

Resolution No. 110-18: Authorizing Sale/Disposal of Equipment and/or Furniture at Former Edison Club at 623 Edison Street (Contingent upon Approval of Committee of a Whole Meeting 10-24-18)

WHEREAS, the offer to purchase the Edison Club property at 623 Edison Street did not include the contents and the buyer, Over Dere Ventures, LLC, has offered $5,000 for the contents which is considerably less than the appraisal value; and,

WHEREAS, it is in the City's best interest to continue to work with North Central Sales on a public auction as they provided the appraisal of the equipment in the spring of 2015; and,

WHEREAS, the City will proceed with the sale of all remaining contents by North Central Sales through a public auction if, through negotiations, a more appropriate purchase price of the contents cannot be reached with the purchaser.

NOW, THEREFORE BE IT RESOLVED, BY THE COMMON COUNCIL, City of Antigo, to authorize the Director of Administrative Services and Mayor to dispose of the remaining contents of 623 Edison Street via an auction conducted by North Central Sales subject to entering into a standard agreement for services.

BE IT FURTHER RESOLVED, if a more appropriate purchase price can be negotiated with the purchaser, Over Dere Ventures, LLC, the sale would be presented to Council at the November 14, 2018, meeting without having to be referred back to Committee and the scheduling of an auction would be canceled.

Mayor Brandt noted this resolution gives the Director of Administrative Services and the Mayor the authority to dispose of those items including acceptance of a $10,000 offer to purchase from Randy Reese.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Tim Kassis, Ward 3
SECONDER:	Rick LeBrun, Ward 6
AYES:	Rebstock, Fischer, Kassis, Bauknecht, LeBrun, Balcerzak, Henricks
ABSENT:	Carol Feller Gottard
EXCUSED:	Glenn Bugni

MISCELLANEOUS BUSINESS

COMMITTEE REFERRALS

Mayor Brandt noted the Finance, Personnel, and Legislative Committee meeting for November will be moved from the 21st to the 28th.

Alderperson Balcerzak noted concern with the arrow on the building on Superior Street by the new parking lot causing confusion. Mayor Brandt noted he does not think the City can make the business take it off their building as it is direction for their customers.

Kaye Matucheski, Clerk-Treasurer/Finance Director, noted she received the assessment information and the City's taxes will be going up 5 cents or $5.00 on a $100,000 house. The budget notice will be in the Antigo Daily Journal on Friday.

Upon inquiry by Alderperson Bauknecht, Mark Desotell, Director of Administrative Services, noted before the sale of the Edison Club building, the grease trap will need to be cleaned out and repairs made to the fan on the range hoods.

ADJOURNMENT

Alderperson Kassis moved, Alderperson LeBrun seconded, to adjourn at 6:08 p.m. Carried.

Approved:

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Bill Brandt, Mayor

Attest:

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Clerk - Treasurer